

Decision under Delegated Powers

Officer Requesting Decision

Team Leader Development Management

Officer Making the Decision

Head of Strategic Support

Recommendation

That a Section 106 Agreement be signed to secure the following planning obligations to be secured under Planning Permission reference P/21/0615/2:

- Primary Education contribution calculated at £5,506.80 per dwelling having two or more bedrooms, subject to a maximum £330,408.00 towards Burton on the Wolds primary school or other school within the catchment of the development
- A Secondary Education contribution of £2,985.29 per dwelling having two or more bedrooms, subject to a maximum £179,117.52 towards increasing the capacity at Humphrey Perkins School or any other secondary school within the catchment of the development
- Post-16 Education contribution of £637.79 per dwellings having two or more bedrooms, subject to maximum of £38,267.48 towards Rawlins Academy or other post-16 education establishment within the catchment of the development
- A scheme for the provision of 30% Affordable housing on the site (77% social and affordable rent and 23% shared ownership)
- An outdoor sports facilities contribution of £19,762.00
- A contribution for off site open space provision for young people of £57,239.00 in the vicinity of the development
- A contribution for allotments of £6.775.00 towards additional allotments plots within the vicinity of the development
- On site open space provision consisting of the following:
 - 0.29ha natural or semi-natural open space
 - 0.12ha multi-functional green space (parks 0.05ha and amenity open space 0.07ha)
 - An equipped LEAP
- The provision of Travel Packs upon the first occupation of each dwelling
- The provision of bus passes (two per dwelling) upon the first occupation of each dwelling (£510.00 per bus pass)
- Travel Plan monitoring contribution (£6,000)
- A health care contribution of £30,378.74 towards increasing capacity at Barrow Health Centre to accommodate 145 additional patients
- A library facilities contribution of £15.09 per one bedroom dwelling and £30.18 per 2 or more bedroomed dwelling, up to a maximum of £1,820.00 towards improvements at Barrow Library

The S106 agreement will be required to enable the the grant of planning permission, as per the Plans Committee resolution.

Reason

The S106 Agreement is required to make the development acceptable in planning terms.

Authority for Decision

The application was presented to the Plans Committee in line with the Council's Constitution on 23 September 2021 where a resolution was made to grant outline planning permission following the completion of the S106 Agreement to be agreed under the delegated authority of the Head of Strategic Support and subject to conditions, reasons sand advice notes. At the Plans Committee Meeting on 16 December 2021, the above resolution was amended to include updated Heads of Terms for the S106 education contributions.

At Plans Committee on the 23 June 2022, Plans Committee will be asked to resolve that the above resolution, as amended, be further amended to include revised condition wording for conditions 3 and 7.

Decision and Date

Background

The planning application was submitted to the Council and allocated reference P/21/0615/2 is an outline application for the erection of up to 60 residnetila dwellings with all matters reserved except access. The site is located at Sturdee Poultry Farm, Sowters Lane, Burton on the Wolds. The site is located outside of but partly adjacent to the defined limits to development of the village. The Wolds Neighbourhood Plan permits the redevelopment of the site if a specific need for growth is identified. Taking all material planning considerations into account, the site was considered to be suitable for new housing development.

Comments from HR

Not applicable.

Financial Implications

None

Risk Management

Risk Identified	Likelihood	Impact	Overall Risk	Risk Management Actions Planned
Applicant doesn't comply with the S106 Agreement	Very Low	Low	Very Low (1 - 2)	Routine monitoring of the S106 Agreement.

Key Decision:

No

Background Papers:

P/21/0615/2 – Planning File, Plans Committee Report 23/9/21 and Extras Report, Plans Committee Reports 16/12/21 and 23/6/22.